



8 Ploudal Road, Cullompton, EX15 1TB

Recently redecorated two bedroom semi-detached house in Cullompton.

Exeter 12.1 miles - Tiverton 6.9 miles - Taunton 19.5 miles

- Recently Redecorated • Modern Kitchen • Garden & Parking • Close to M5 • Close to Local Ammenities • Deposit £1,148 • Council Tax Band B • 6/12 Months • Available Immediately • Tenant Fees Apply

£995 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)



## ACCOMODATION

To include:

**ENTRANCE HALLWAY** 5'2" x 2'11"  
Wood effect vinyl floor, two storage cupboards and door to

**KITCHEN** 5'2" x 9'6"  
Vinyl floor/gas hob, single oven. single sink with drainer, various cream fronted cabinets, tiled splashback, window to side, space for washing machine, space for fridge freezer and radiator.

**LIVING ROOM** 13'9" x 11'5"  
Continuation of vinyl in hallway, radiator, double patio doors to outside

**STAIRS/LANDING** 6'2" x 2'7"  
Carpeted stairs and landing, doors to

**BEDROOM 1** 8'6" x 10'2"  
Carpeted, window to side, radiator, storage cupboard and built in wardrobe with sliding doors.

**BEDROOM 2** 7'2" x 8'6"  
Carpeted and window to side

**BATHROOM** 5'10" x 5'2"  
Vinyl floor, tiled walls, heated towel rail, basin, toilet, bath with shower, window to front and mirror

**OUTSIDE**  
Enclosed garden with slabbed patio and small lawned area with shed/workshop

**SERVICES**  
Mains Gas, Water & Electricity.

**SITUATION**  
Ploudal Road is located within the mid-Devon town of Cullompton. Cullompton is located just off the M5 and has a variety of local shops and restaurants. There is also a good choice of primary and secondary schools in the area.

## DIRECTIONS

From Exeter follow the B3181 towards Cullompton High Street. Take the first left after the roundabout onto Ploudal Road. The property is located in the first Cul-de-Sac on the right.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £995.00 per calendar month exclusive of all charges. DEPOSIT: £1,148.00 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewings strictly through the agents.

## HOLDING DEPOSIT & LETTING FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



19 Bampton Street, Tiverton, Devon, EX16 6AA  
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rentals.tiverton@stags.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (plus)	A		89
155 (141)	B		
122 (93)	C	70	
91 (68)	D		
55 (54)	E		
21 (28)	F		
1 (29)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	